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455170

## REPORT

### Phase I Environmental Site Assessment

Dygert Seating, Inc.  
53381 Marina Drive  
23542 Cooper Drive  
Elkhart, Indiana

#### Prepared For:

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Chicago, Illinois Elkhart, Indiana



## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Dygert Seating, Inc.  
53381 Marina Drive  
23542 Cooper Drive  
Elkhart, Indiana**

### **EXECUTIVE SUMMARY**

Weaver Boos Consultants, Inc. (Weaver Boos), has completed a Phase I Environmental Site Assessment (ESA) of Dygert Seating, Inc. located at 53381 Marina Drive and 23542 Cooper Drive in Elkhart, Indiana. On January 15, 1997, Weaver Boos performed a Phase I ESA walk-through and visually assessed the site for potential environmental concerns. Weaver Boos' representative, Chet Skwarcian, inspected the site for recognized environmental conditions including potential underground storage tanks (USTs), above-ground storage tanks ASTs, polychlorinated biphenyl (PCB) containing equipment, asbestos-containing materials (ACM), hazardous material storage or handling areas, containerized or bulk wastes, and visual indications of contaminated soils.

We also performed a records review in an effort to identify environmental conditions in connection with the property. The records review addresses not only the subject site but also pertains to properties within a one-mile radius of the subject site. The records of these nearby properties are reviewed to assess the likelihood of problems from migrating substances. The records review also includes a review of available historical data which can be helpful in identifying past uses of the property and surrounding properties that may have had an environmental impact.

**Based on our site inspection, a review of regulatory files, and interviews with various agencies, it is our opinion that this assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.**

The body of this report presents all findings in narrative form. Appendices presented at the end of the report consist of a qualifications summary, figures, photographs and information in support of the regulatory review. The appendices also include the Historical Data Summary Table and interview documentation.

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dygart Seating, Inc.  
53381 Marina Drive  
23542 Cooper Drive  
Elkhart, Indiana

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## **1.0 INTRODUCTION**

Weaver Boos Consultants, Inc. (Weaver Boos) has completed a Phase I Environmental Site Assessment (ESA) of Dygert Seating, Inc. located at 53381 Marina Drive and 23542 Cooper Drive in Elkhart, Indiana. The Phase I ESA was conducted for the benefit of Dygert Seating, Inc./ Flexsteel Industries, Inc. The assessment of the property was authorized on January 10, 1997, by Mr. David Dygert.

The scope of services performed during this assessment include a Phase I Environmental Site Assessment consisting of a visual site survey, a records review, interviews, and additional research. The purpose of this report is to present our findings regarding areas of environmental concern, if present, at the subject site.

The body of this report presents our findings in narrative form. Appendices presented at the end of the report consist of a qualifications summary, figures, photographs, and information in support of the regulatory review. A Historical Data Summary Table and interview documentation are also presented at the end of the report.

### **1.1 Special Terms and Conditions**

#### **1.1.1 Scope of Work**

Weaver Boos conducted this Phase I ESA in general accordance with American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E 1527-94).

#### **1.1.2 Limitations of Site Reconnaissance**

All accessible areas were inspected during the site visit.

## **2.0 PHYSICAL SITE DESCRIPTION**

### **2.1 Location**

The subject site is located at 53381 Marina Drive and 23542 Cooper Drive in Elkhart, Indiana. Figure 1 illustrates the site location and Figure 2 illustrates the site layout. The site is situated in the north-central portion of Section 26, Township 38 North, Range 5 East in Elkhart County, Indiana.

### **2.2 Site and Vicinity Characteristics**

Weaver Boos personnel conducted a walk-through survey of the subject property on January 15, 1997. Existing and/or potential contamination sources and the general site layout were noted. Particular emphasis was placed on noting the potential location of drums, storage tanks, stained areas, past disposal sites, insulated equipment, hazardous material usage, and areas showing evidence of vegetative stress.

#### **2.2.1 Site Topography**

A review of the 1961 Elkhart, Indiana, 7.5-minute quadrangle topographic map published by the United States Geological Survey (USGS) indicates that the site is approximately 750 feet above mean sea level (msl). The area surrounding the property is relatively flat.

#### **2.2.2 Surficial Geology and Hydrogeology**

The subject site was located on a soil survey map produced by the United States Department of Agriculture, dated April 1974. The subject site is underlain by a soil classified as "(OSA)." The (OSA) soil is described as deep and moderately deep over sand and gravels, somewhat excessively drained and well drained, coarse textured and moderately coarse textured soils that developed in a loamy outwash. This type of underlying geology implies a moderate potential for groundwater contamination of shallow aquifers.

### **2.3 Descriptions of Structures and Improvements**

Dygert's main facility, located at 53381 Marina Drive, was originally constructed in 1983 and a 14,000 sq ft addition was added in 1994. This facility is now a 77,000 sq ft sheetmetal pole barn on a concrete slab. Dygert's second facility located at 23542 Cooper Drive was constructed in 1983. This building is also a sheet metal pole barn, 22,400 sq ft in size. At the time of the inspection both sites were in full operation.

### **2.3.1 Utilities**

Permeable fill associated with subgrade utilities can provide pathways for contaminant migration (where it to exist) to or from a site. The various utilities are discussed below.

### **2.3.2 Water/Sanitary**

Water and sanitary service at the Marina Drive site are provided by the city of Elkhart and enter the site along the eastern perimeter from Marina Drive.

Water and sanitary service at the Cooper Drive site are also provided by the city of Elkhart and enter along the northern perimeter from Cooper Drive.

### **2.3.3 Electrical/Gas**

Electrical and natural gas service at both Marina and Cooper Drive sites are provided by NIPSCO.

## **2.4 Information Regarding Environmental Liens**

At the time of this study, no information regarding environmental liens against the subject property was available.

## **2.5 Current and Past Uses of Property**

The subject property is currently being used by Dygert Seating, Inc. Both the Marina and Cooper Drive sites were constructed in 1983 and contain an office section and a manufacturing section. Prior to 1983 the property was owned by Allen J. Ludwig and David J. Miller from approximately 1962 to 1978. From 1946 to 1962 the properties were owned by Ernest and Minola Baker.

## **2.6 Current and Past Uses of Adjoining Properties**

### **2.6.1 Current Uses of Adjoining Properties**

The adjoining properties are being used for commercial purposes and were visually observed from the subject property to check for recognized environmental conditions. No environmental conditions were noted on the adjacent properties at the time of the inspection. The properties adjoining the subject site are currently used for commercial purposes.



### **2.6.2 Past Uses of Adjoining Properties**

Review of historical sources indicates that prior to 1977, the adjacent properties were unimproved farmland.

## **3.0 RECORDS REVIEW**

### **3.1 Regulatory Review**

Since the early 1970's, environmental agencies have been tracking the compliance of many facilities with the various laws that were promulgated to reduce the pollution of the air and water. More recently, records have been maintained which document spills of hazardous materials and the locations of known waste sites or regulated waste handling facilities.

The records review is intended to identify potential environmental conditions in connection with the property. The records reviewed pertain not just to the subject site but also to properties within a mile or less of the subject site. Certain regulatory records of these nearby properties are reviewed to assess the likelihood of problems associated with migrating hazardous substances.

Standard and practically reviewable records are included. For the subject and nearby sites, these records can be found in the following data bases:

- Federal National Priorities List (NPL)
- Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List
- Federal Resource Conservation and Recovery Act (RCRA) Generator Lists and Treatment, Storage and Disposal Facilities (TSD) List
- Federal Emergency Response Notification System (ERNS) List
- State lists of hazardous waste sites
- State solid waste facilities (SWF) list
- State registered underground storage tank (RST) list
- State leaking reported underground storage tank (LRST) list

The following sections describe the review of various regulatory lists.

### **3.2 U. S. Environmental Protection Agency (USEPA)**

Environmental Risk Information & Imaging Services headquartered in Herndon, Virginia, was retained to provide an ASTM Radius Report for this project. This report is a computerized search of the state and federal environmental data which identifies various properties with a record of environmental activity from the files of the United States Environmental Protection Agency (USEPA). The various lists researched by ERIIS include the National Priorities List (NPL), the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list, the Resource Conservation and Recovery Information System (RCRIS) list, and the Emergency Response Notification System (ERNS) list. Weaver Boos has reviewed the report and summarized relevant findings in the sections below. The computerized database review report provided to Weaver Boos by ERIIS, is included in this report as the Regulatory Documentation appendix.

#### **3.2.1 National Priorities List**

The National Priorities List (NPL), commonly referred to as the Superfund list, is EPA's database of uncontrolled or abandoned waste sites identified for priority remedial actions under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). A site, to be included on the NPL, must either meet or surpass a predetermined hazardous ranking system score, be chosen as a state's top priority site, or meet all three of the following criteria: (1) the US Department of Health and Human Services issues a health advisory recommending that people be removed from the site to avoid exposure; (2) EPA determines that the site represents a significant threat; (3) EPA determines that clean-up of the site is the most cost-effective method to alleviate the threat to human health and the environment.

A search of the May, 1996, NPL revealed no (0) Superfund sites located within one mile of the subject site.

#### **3.2.2 Comprehensive Environmental Response Compensation and Liability Information System**

Under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the various states were required to develop a list of sites that represent a release or threatened release of hazardous substances to the environment. The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is the program under which the State of Illinois has compiled this information. If a site is included in a preliminary ranking by the state, the USEPA prioritizes those site for classification and potential inclusion on the National Priorities List (NPL or Superfund List).

A search of the May, 1996, CERCLIS database revealed no (0) sites within one-half mile of the subject site.

### **3.2.3 Resource Conservation and Recovery Act**

The Resource Conservation and Recovery Act (RCRA) covers hazardous waste from its point of generation to its point of disposal. This "cradle to grave" management of waste is designed to control the facilities currently involved in either the generation (small or large quantity generators) or treatment, storage or disposal (TSD) of hazardous wastes or other solid waste management units (SWMUs). A TSD facility, most commonly waste storage facilities, include landfills, surface impoundment's, and incinerators.

If the subject site was ever part of a facility which included a RCRA TSD unit (even if that unit was properly closed), then the site may come under increased scrutiny under RCRA's corrective action program which may require additional testing and possible remediation at on-site SWMUs. The Resource Conservation and Recovery Information System (RCRIS) is a nationwide database compiled by EPA created to maintain and regulate RCRA facilities.

The ERIIS search of the May, 1996, RCRIS Database revealed no (0) RCRA TS sites within one mile of the subject site. In addition, the RCRIS search revealed three (3) RCRA Small Quantity Generator (SG) sites and two (2) RCRA Large Quantity Generator (LG) sites with a quarter mile of subject property.

The two RCRA LG sites are identified as (1) SMM Corporation, 53364 Marina Drive, Elkhart, Indiana; and (2) Geocel Limited Inc., 53280 Marina Drive, Elkhart, Indiana

SMM Corporation site is located within the "site area." The site area is designated by ERIIS as 100 feet in any direction from the center of the subject site. The Geocel Limited, Inc. site is located approximately 374 feet northwest of the subject site.

The three RCRA SG sites are identified as (1) Chipco Inc., 53224 Marina Drive, Elkhart, Indiana; (2) Re Jackson Co., Inc., 53217 Marina Drive, Elkhart, Indiana; and (3) Stiles Inc., 23551 Cooper Dr., Elkhart, Indiana.

The Chipco Inc. site is located approximately 644 feet northwest of the subject site. The Re Jackson Co., Inc. is located approximately 675 feet from the subject property. The Stiles Inc. site is located approximately 1061 feet from the subject site.

None of the RCRA sites listed in the database are reported in RAATS. RAATS is an acronym for RCRA Administrative Action Tracking System. RAATS tracks RCRA facilities and violations of RCRA regulations. Since the closest RCRA site to either Dygert facility is located across the street from the Marina Drive facility, and since none of the sites are listed in RAATS, in our opinion, the listed RCRA sites do not represent a significant environmental concern.

#### **3.2.4 Emergency Response Notification System**

The Emergency Response Notification System (ERNS) is a national database of reported release of oil and hazardous substances. The database contains information from spill reports made to various federal, state and local authorities including the various state regulatory agencies, the USEPA, the US Coast Guard, the National Response Center and the Department of Transportation. Along with the reporting requirements of the various regulations, stringent investigatory and clean up requirements are placed upon the party responsible for a release. These requirements are designed to address releases to minimize their impact.

A search of the August 1996, ERNS Database revealed that the subject site had no (0) reported spills of oil or hazardous substances.

#### **3.3 State Database Information**

The State Report compiled by ERIIS, also presented in the Regulatory Documentation Appendix, includes Registered Underground Storage Tank (RST) data, Leaking RST (LRST) data, and the Indiana Solid Waste Facilities (SWF) data. The listings are described and summarized in the following sections.

##### **3.3.1 Leaking Registered Underground Storage Tanks (LRST) List**

The Indiana Department of Environmental Management (IDEM) maintains an inventory of reported releases resulting from registered underground storage tanks (RSTs) located within Indiana. The database research indicates that there are no (0) LRST sites located within one-half mile of the subject site.

### **3.3.2 Registered Underground Storage Tank (RST) List**

RSTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the State agency responsible for administering the RST program. The database report indicates that there are no (0) RST sites within one-quarter mile of the subject site.

### **3.3.3 State Hazardous Waste Sites**

State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified where cleanup will be paid for by potentially responsible parties. The database indicates that there are no (0) State CERCLIS List (SCL) sites within one mile of the subject site.

### **3.4 Orphan Sites**

An "orphan site" list is provided with the environmental database search report. "Orphan sites" refers to sites which, due to incomplete geographic location data, are not plotted on the site map. The site names, their limited geographical information, and the regulatory lists(s) on which they appear are provided in the ERIIS report.

A reasonable attempt was made by Weaver Boos to obtain an address for orphan sites listed in the regulatory database report. Sources researched include local street maps, telephone interviews, and information obtained during the site visit. However, the amount of data needed to be reviewed to assess each orphan site is, in our opinion, not "practically reviewable" and not within the Phase I ESA scope-of-work.

In our opinion, the orphan sites that were located do not represent a significant environmental concern in connection to the subject property.

### **3.5 Physical Setting Sources**

Weaver Boos reviewed the 1961, USGS 7.5-minute quadrangle topographic map for Elkhart, Indiana, showing the area on which the property is located. The purpose of the review was to identify local topographic conditions which would be of importance in the event of a release or migration of a hazardous material to or from the subject site.

Our review of the above referenced maps did not reveal on-site topographic conditions which would influence the migration of contaminants to or from the subject site.

### **3.6 Historical Use Information**

The objective in consulting historical sources is to develop a history of the previous uses or occupancies of the property and surrounding area in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions in connection with the property.

According to the ASTM standard for ESA's, identifying prior uses of the property areas is a two-tiered process. The first step is to check the uses of the property from the present back until 1940 using the ASTM Standard Historical Sources. The second step involves checking the uses of the property prior to the year 1940 or until a time when the property was not yet developed, again using Standard Historical Sources. The ASTM Standard Historical Sources include:

- Aerial photographs
- Fire insurance maps
- Property tax files
- Land title records
- USGS 7.5-minute quadrangle topographic maps
- Local street directories
- Building department records
- Zoning / land use records
- Other historical sources

Depending on the site location and other factors, many of the Standard Historical Sources are not available. In some cases, there is such a great quantity of data that it is not practically reviewable. Non-available data, or data that is not practically reviewable, is known as "data failure." The Historical Documentation appendix at the end of this report contains a table which summarizes the standard historical sources used during our research. The table also includes information regarding "data failure" where data was either unavailable or not practically reviewable.

Available historical sources for the subject property include the the document entitled *History of Elkhart County*, aerial photographs, land title records, maps, and historic USGS topographic maps.

Based on our research of the above-referenced historical sources, prior to 1983 the property was vacant and used for agricultural purposes. In our opinion, the historical sources reviewed indicate no significant environmental concerns in connection with the property.

## **4.0 SITE RECONNAISSANCE**

### **4.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses**

No hazardous substance or petroleum products were observed to be used on the subject site during this investigation.

### **4.2 Storage Tanks**

#### **4.2.1 Underground Storage Tanks(UST)**

Underground storage tanks (USTs) have the potential to leak and/or release their contents into the surrounding environment. The U.S. Environmental Protection Agency (USEPA) estimates that 8 to 20 percent of all USTs leak and/or have had releases to the environment. Newly enacted federal and state regulations have been implemented to control the uses of USTs.

Current regulations place stringent requirements upon owners/operators of UST systems. These include upgrade requirements for all systems in place prior to the initiation of the law and installation requirements for all new systems. All USTs are required to include a method of detecting releases from both the tanks and the associated piping. In addition, all UST systems have requirements for construction that include protection from corrosion and compatibility of tank and line materials with stored products. As such, fewer releases from systems meeting these standards represent the impact they once did. The current UST regulations place very stringent requirements upon owners/operators should releases occur from their tanks. This includes detailed investigatory and remedial requirements as well as financial assurance requirements to demonstrate the ability to cover the costs associated with a release should it occur. As such, the current owners of any registered systems near the site would maintain liability for releases from their systems.

No indications of USTs were noted on-site during the investigation.

#### **4.2.2 Above Ground Storage Tanks (AST)**

One (1) permanent above ground storage tank (AST) was observed at 23542 Cooper Drive. The AST is approximately 4,000 gallons in size and is labeled as containing liquid argon. No standing liquid was observed in the tank area which is guarded by a 10-foot high fence. The tank was clearly labeled and good housekeeping practices were in use. No environmental condition was observed at the subject site as a result of the ASTs. No above ground storage tanks were observed at 53381 Marina Drive.

#### **4.3 Odors**

No strong odors were noted on the property during the site inspection.

#### **4.4 Pools of Liquid**

No pools of liquid were noted on the subject property during the site inspection.

#### **4.5 Drums**

No drums were noted on site during the inspection.

#### **4.6 Polychlorinated Biphenyls (PCBs)**

Prior to 1976, polychlorinated biphenyls (PCBs) were commonly used in di-electric fluids in transformers, light ballasts, capacitors, and hydraulic fluids because of their desirable thermal characteristics. In 1976, PCBs were demonstrated to be highly toxic and, because of their persistence in the environment, their manufacture was discontinued in the United States.

One of the most common utilization's of PCB material is in transformers associated with electrical distribution. Under current USEPA regulations, transformers must be classified as "non-PCB" (containing oils which are less than 50 parts per million {ppm} PCBs), "PCB-contaminated" (containing 50-499 ppm PCBs), or "PCB transformers" (500 or more ppm PCBs). Untested transformers by law must be classified as "PCB-contaminated" while all new transformers must be guaranteed as "non-PCB" by their manufacturer.

During the site inspection, no suspect PCB containing equipment was noted on the subject property.

#### **4.7 Stains or Corrosion**

No stained or corroded areas were noted on the subject property.

#### **4.8 Drains, Sumps, and Wells**

No drains, sumps, or wells were noted on the subject property.

#### **4.9 Stained Soil**

No signs of stained soil or stressed vegetation (indicating possible soil contamination) were observed on the subject site during the inspection.



#### **4.10 Solid Waste**

No mounds or depressions (indicators of improper dumping or filling) were observed on the subject property during the site inspection.

### **5.0 INTERVIEWS**

The objective of interviews is to obtain information indicating recognized environmental conditions in connection with the property. Owners, site managers and local agency officials may have record of events or conditions which are not evident during the physical site inspection or the data base search.

#### **5.1 Key Site Manager**

Mr. Greg Lucchese, Executive Vice President of Dygert Seating, was interviewed during the site inspection. Mr. Lucchese reported that, to the best of his knowledge, there are no environmental concerns associated with their facilities.

#### **5.2 Local Government Agencies**

The local government agencies contacted during this ESA included the Indiana Department of Environmental Management, Elkhart Fire Department, and the Elkhart County Health Department. All of the above listed agencies, reported having no knowledge of environmental concerns in connection with the subject property. Our contacts with the above agencies are documented in the Interview Documentation appendix.

### **6.0 FINDINGS AND CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-94 of 53381 Marina Drive /23542 Cooper Drive, Elkhart, Indiana. Any exceptions to, or deletions from, this practice are described in Section 1.1.2 of this report. **In our opinion, the results of the Phase I ESA revealed no evidence of recognized environmental conditions in connection with the subject property.**

## 7.0 QUALIFICATIONS

This study was developed in general accordance with the technical standards of practice for environmental assessments at the time the study was conducted. It should be noted, however, that no investigation can completely eliminate the possibility of hazardous waste and/or environmental contamination at a particular site. However, the standard of care exercised for this study was in accordance with generally accepted practices and a reasonable effort was made to ensure that the information presented in this report is materially complete and accurate.

The conclusions presented in this report are professional opinions based solely upon visual observations of the site and vicinity and our interpretation of the available historical information and comments reviewed, as described in this report. They are intended for the sole use of our Client. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user. We, therefore, cannot be responsible for independent conclusions, opinions or recommendations of others based on our study. If additional information from the site is generated, it should be provided to us so that we may evaluate its impact on our conclusions

**PERSONNEL QUALIFICATIONS**

**DAVID S. O'DEA**  
**Project Manager**

**FIELDS OF EXPERTISE:**

Environmental Assessments, Environmental Remediation, Underground Storage Tank Management, Risk Assessments, and Compliance Audits

**EDUCATION:**

BS, Geology, Southern Illinois University  
MS, Environmental Engineering, Illinois Institute of Technology

**CERTIFICATIONS:**

Certified Hazardous Materials Manager (CHMM)

**PROFESSIONAL SUMMARY:**

Mr. O'Dea is a Project Manager with Weaver Boos Consultants, Inc.. He has over 8 years of applied experience in environmental projects. He is involved with conducting Phase I, II and III environmental site assessments and remediation projects. He conducts risk assessments, compliance audits, indoor air quality studies and industrial hygiene assessments.

**SELECT PROJECT EXPERIENCE**

Mr. O'Dea served as Project Manager for a Phase I and Phase II Environmental Site Assessment for the 12-acre Cook County Boot Camp facility in Chicago, Illinois. The project also involved a risk assessment, removal of six underground storage tanks and soil remediation.

He has been a Project Manager for Phase I and Phase II Environmental Site Assessments for nine industrial properties in Wood Dale, Illinois.

He had project management responsibilities for Phase I and Phase II Environmental Site Assessment for a 20-acre commercial facility in Schaumburg, Illinois. The project involved an asbestos survey, lead/drinking water assessment, underground storage tank removal, soil remediation, PCB ballast removal and disposal, and hazardous waste disposal.

Mr. O'Dea has been a Project Manager for an emergency PCB-spill clean-up in a major downtown Chicago office building.

He was a presenter at an Environmental Site Assessment training seminar for a major cellular telephone company. The seminar focused on the proper implementation of the ASTM

Transactional Screen Questionnaire process for due diligence in corporate land acquisitions.

He has been a Project Engineer and Construction Manager for a major remediation project at an industrial facility involving underground storage tank removal, soil clean-up by excavation, lead-dust clean-up, and concrete demolition and replacement. He was responsible for bidding, contractor coordination, contract negotiation and scheduling.

As Project Manager, Mr. O'Dea supervised the removal of two 10,000 gallon underground storage tanks in downtown Los Angeles, California.

He has been a Project Manager in the removal of lead-based paint from the antenna base of the 100-story John Hancock Center in Chicago, Illinois.

He has been an Asbestos Program Manager for the John Hancock Center. He provided industrial hygiene related consulting and project management services for the removal of over 500,000 square feet of asbestos fireproofing.

Mr. O'Dea has conducted indoor air quality surveys for various downtown Chicago office buildings and has conducted over 100 environmental training sessions on environmental site assessments, asbestos-containing materials and other environmental issues.

**PUBLICATIONS:**

Contributing Author "Measurement of Perchloroethylene Indoor Air Levels Caused by Fugitive Emissions from Unvented Dry-to-Dry Dry Cleaning Units", Journal of the Air & Waste Management Association, 1995

Contributing Author "Recent Developments on Environmental Matters Affecting Real Estate" presented at the Chicago Bar Association, April, 1994

**PROFESSIONAL AFFILIATIONS:**

American Industrial Hygiene Association  
Air and Waste Management Association  
Academy of Certified Hazardous Materials Managers  
Midwest Environmental Association

**COLIN CAMPBELL**  
**Engineering Technician**

**FIELDS OF EXPERTISE**

Phase I Environmental Site Assessments  
Subsurface Investigations  
Soil and Groundwater Sampling  
Methane Monitoring  
Construction Management  
Soil Sample Analysis

**CERTIFICATION**

Troxler Nuclear Density Gauge

**EDUCATION**

B.A. Geography - 1995  
Northeastern Illinois University  
Chicago, Illinois  
Minor: Geology

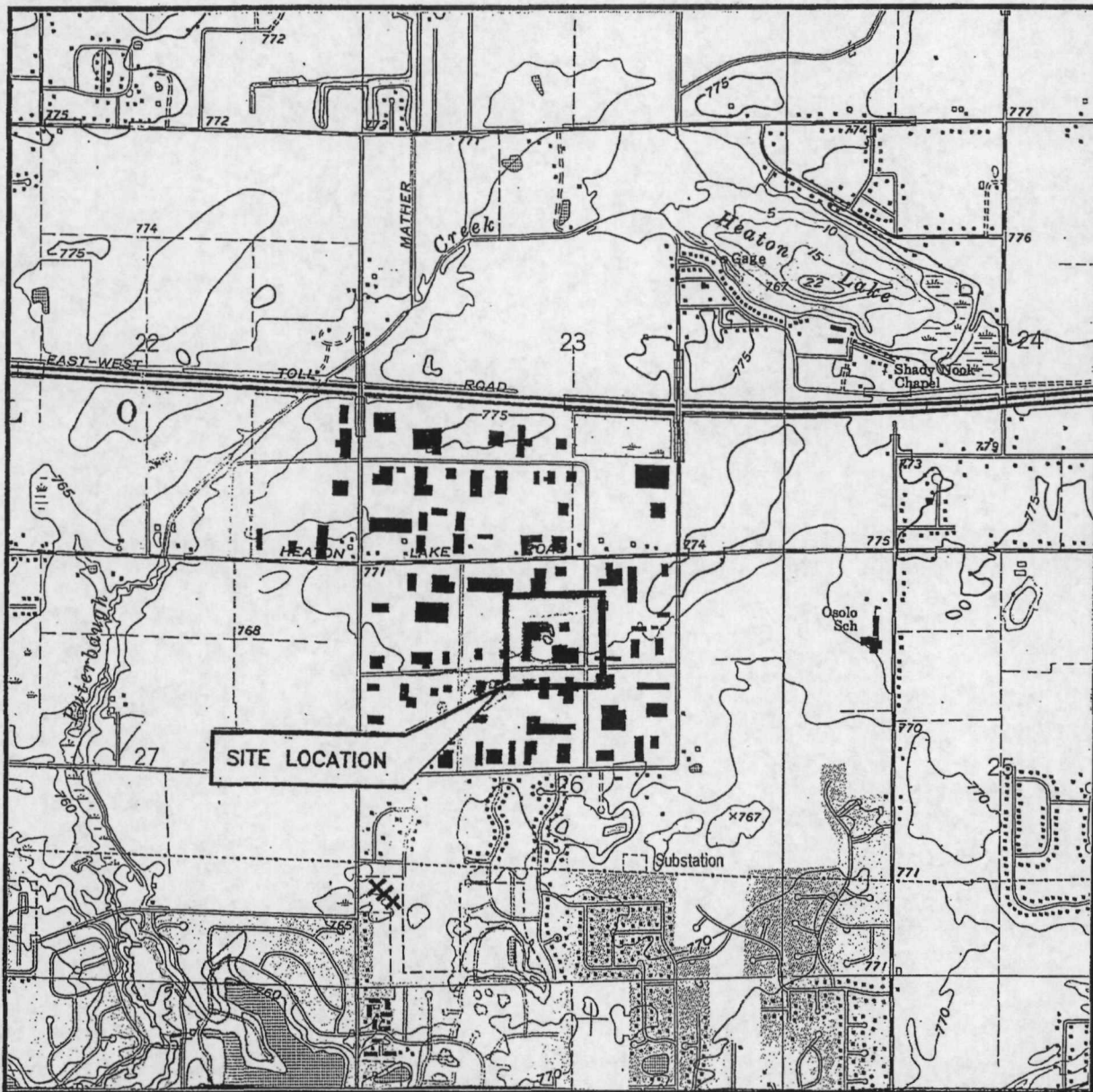
**PROFESSIONAL SUMMARY**

Mr. Campbell is an Engineering Technician with Weaver Boos Consultants. He has over two years experience and has functioned as a construction manager at several large landfill sites. Mr. Campbell is actively involved with all aspects of Phase I Environmental Site Assessments. He also participates in Phase II Environmental Site Assessments and underground storage tank removal projects.

**SELECTED PROJECT EXPERIENCE**

- Conducted geo-probe investigations in order to determine surficial geology.
- Collected groundwater and asbestos samples for Phase II Site Assessments.
- Conducted research for Phase I Environmental Assessments.
- Installed groundwater monitoring wells and sampled groundwater at numerous sites in Illinois and Indiana.
- Worked on numerous landfill projects which included initial construction, and installation of groundwater and methane wells.
- Mr. Campbell has performed surveys to determine current elevations and locations of groundwater monitoring wells.
- Conducted observation and testing on the installation of a 191,00 sq ft Geosynthetic liner for a large landfill.

**FIGURES**



ADAPTED FROM THE ELKHART, IN  
USGS 7.5 MINUTE SERIES QUADRANGLE  
DATED 1961  
CONTOUR INTERVAL: 50'  
SCALE: 1" = 2000'

# U.S.G.S. QUADRANGLE MAP

53381 Marina Drive  
Elkhart, Indiana  
S26, T38N, R5E

WEAVER BOOS CONSULTANTS, INC.  
520 N. MICHIGAN AVENUE  
CHICAGO, IL 60611  
1944 N. Griffith Blvd., Unit C  
Griffith, IN 46319

PREPARED BY: CC DATE: 01/10/97

REVIEWED BY: DSO WORD: DRW

FIGURE 1

Environmental Test  
Systems Inc.

Voyager Steel Prod. → N

23537 CR 106  
Native Hardwoods  
& Creation Windows

23620 Cooper Dr.  
Dygert Education Center

Dygert Seating Inc.  
53381 Marina Dr.

23542 Cooper Dr.  
Dygert Seating Inc.

53471 Marina Dr.  
LaSalle Deitz Co.  
Outlet #2

53293 Marina Dr.  
Vahala Foam

23551 Cooper Dr.  
Stiles Inc.

53217 Marina Dr.  
R.E. Jackson Co. Inc.

Marina Drive

53452 Marina Dr.

R.I. Products

53364 Marina Dr.  
Keyline Sales Inc.

53280 Marina Dr.

Geocel Corp.

53224 Marina  
Chipco Inc.

C.R. 106

C.R. 106

Cooper Drive

Cooper Drive

SITE PLAN

DYBERT SEATING, INC.  
ELKHART, INDIANA

WEAVER BOOS CONSULTANTS, INC.

CHICAGO, IL  
(312) 922-1030

GRIFITH, IN  
(219) 923-9609

ALBUQUERQUE, NM  
(505) 890-0573

DATE: 02/04/97

CAD: JWG

REVIEWED BY: DSO

FIGURE 2

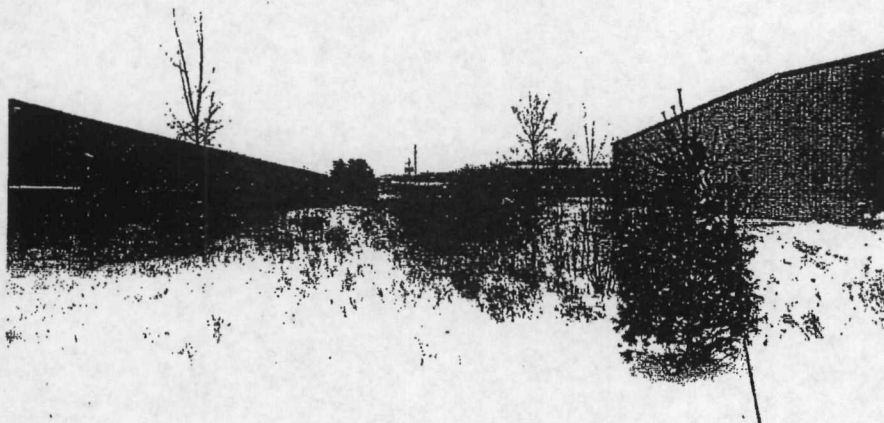


**PHOTOGRAPHIC DOCUMENTATION**

By: Chet Skwarkan Subject: Dygart Seating, Inc. Sheet No: 1 of 8  
Date: January 20, 1997 53381 Marina Drive  
23542 Cooper Drive Job No: 93053.02  
Elkhart, Indiana

**Photograph #1**

View looking east along the southern perimeter of the Marina site.



**Photograph #2**

View looking west along the southern perimeter of the Marina site.



By: Chet Skwarkan Subject: Dygart Seating, Inc. Sheet No: 2 of 8  
53381 Marina Drive  
Date: January 20, 1997 23542 Cooper Drive Job No: 93053.02  
Elkhart, Indiana

**Photograph #3**

View looking west along the northern perimeter of the Marina site.



**Photograph #4**

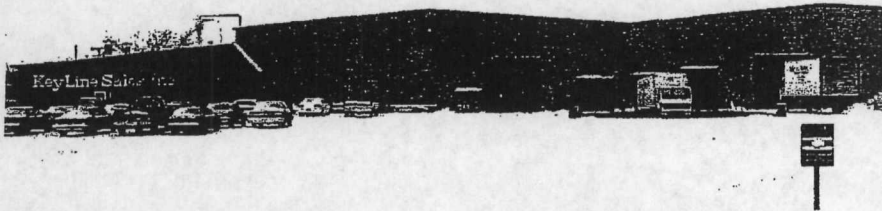
View looking northeast at the adjacent properties along the northern perimeter of the Marina site.



By: Chet Skwarkan Subject: Dygert Seating, Inc. Sheet No: 3 of 8  
53381 Marina Drive  
Date: January 20, 1997 23542 Cooper Drive Job No: 93053.02  
Elkhart, Indiana

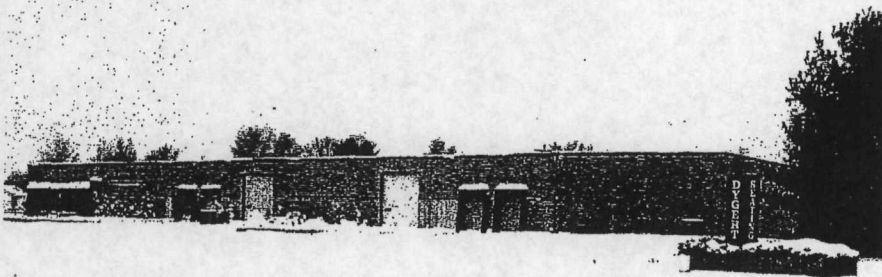
**Photograph #5**

View looking east at the adjacent.  
Property along the eastern  
perimeter.



**Photograph #6**

View looking southwest at the  
adjacent property along the  
southern perimeter of the Marina  
site.

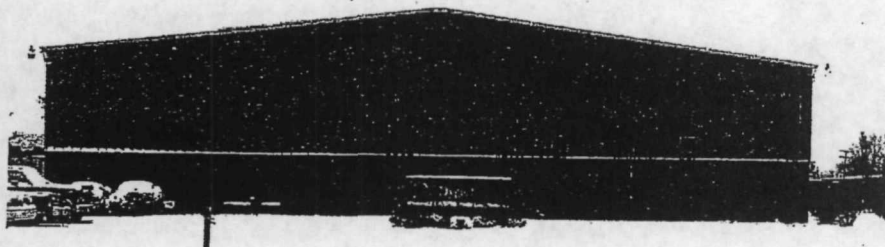




By: Chet Skwarkan Subject: Dygert Seating, Inc. Sheet No: 4 of 8  
53381 Marina Drive  
Date: January 20, 1997 23542 Cooper Drive Job No: 93053.02  
Elkhart, Indiana

**Photograph #7**

View looking south at the northern perimeter of the Cooper facility.



**Photograph #8**

View looking southwest at the eastern perimeter of Cooper facility.



By: Chet Skwarkan Subject: Dygert Seating, Inc. Sheet No: 5 of 8  
Date: January 20, 1997 53381 Marina Drive  
23542 Cooper Drive Job No: 93053.02  
Elkhart, Indiana

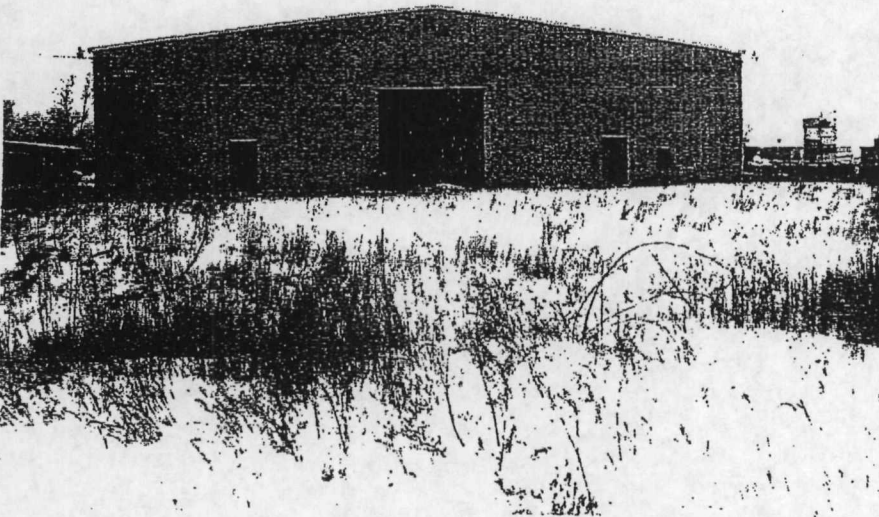
**Photograph #9**

View looking west along the southern perimeter of the subject site.



**Photograph #10**

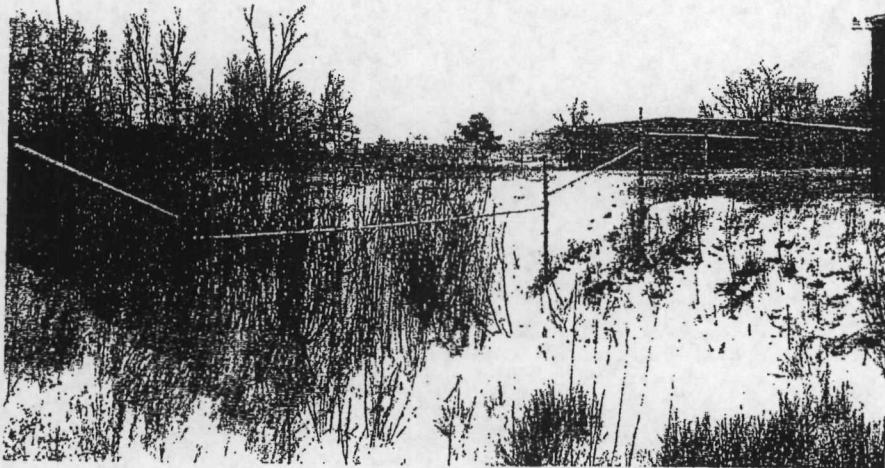
View looking north at the southern perimeter of the Cooper facility.



By: Chet Skwarkan Subject: Dygert Seating, Inc. Sheet No: 6 of 8  
53381 Marina Drive  
Date: January 20, 1997 23542 Cooper Drive Job No: 93053.02  
Elkhart, Indiana

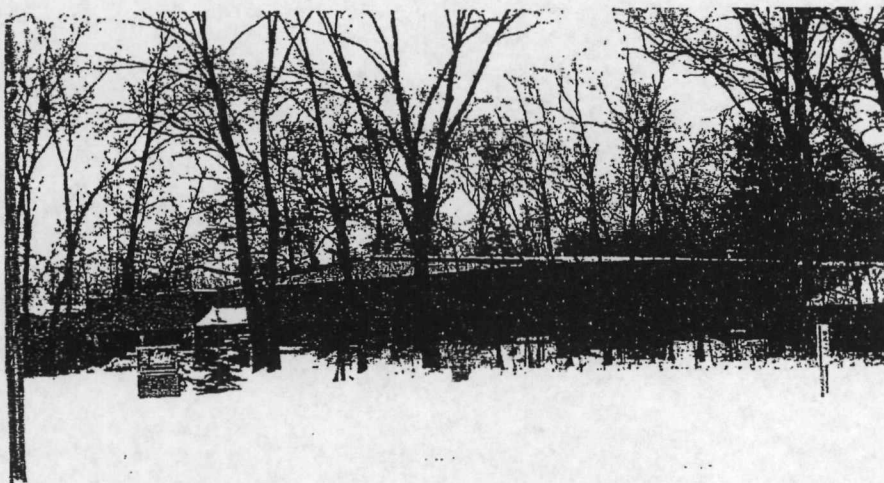
**Photograph #11**

View looking northeast at the adjacent property along the western perimeter of the Cooper site.



**Photograph #12**

View looking northeast at the adjacent property along the northern perimeter of the Cooper site.

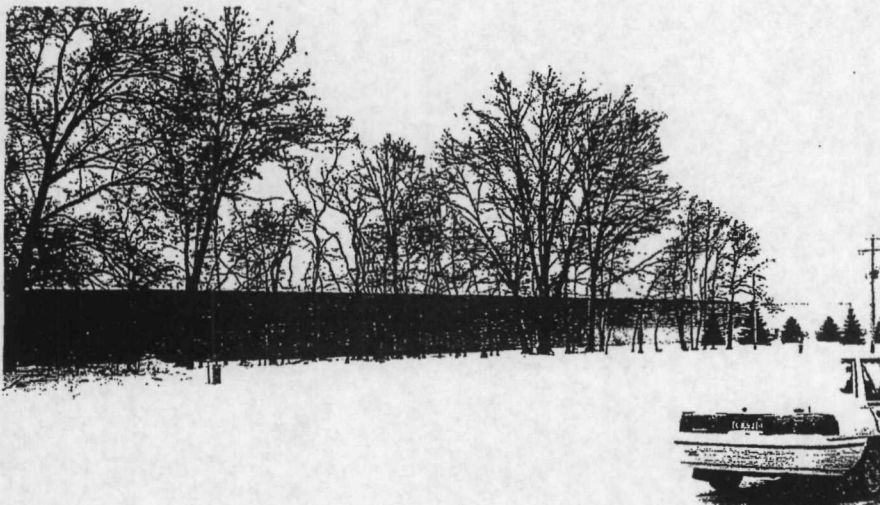




By: Chet Skwarkan Subject: Dygert Seating, Inc. Sheet No: 7 of 8  
Date: January 20, 1997 53381 Marina Drive  
23542 Cooper Drive Job No: 93053.02  
Elkhart, Indiana

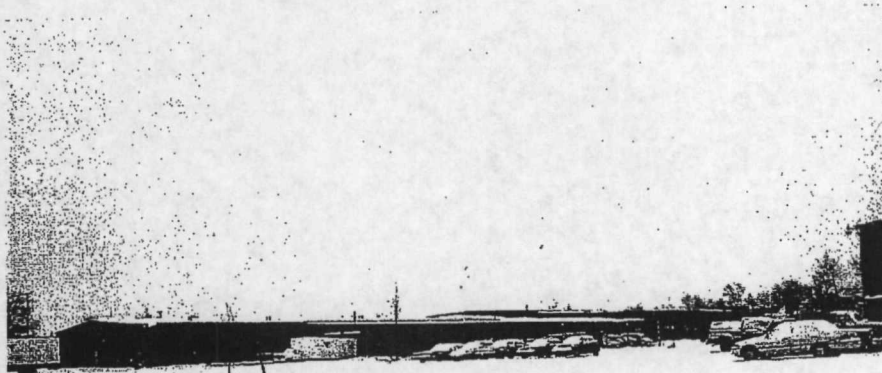
**Photograph #13**

View looking northeast at the adjacent property along the northern perimeter of the Cooper site.



**Photograph #14**

View looking southeast at the adjacent property along the eastern perimeter of the subject site.





By: Chet Skwarkan Subject: Dygert Seating, Inc. Sheet No: 8 of 8  
53381 Marina Drive  
Date: January 20, 1997 23542 Cooper Drive Job No: 93053.02  
Elkhart, Indiana

**Photograph #15**

View looking south at the adjacent property along the southern perimeter of the Cooper site.



**Photograph #16**

View of liquid Argon tank located on east side of the Cooper facility.



**HISTORICAL DOCUMENTATION**

# HISTORICAL DATA SUMMARY TABLE

## Phase 1 Environmental Site Assessment

Dygert Seating, Inc.

53381 Marina Drive

23542 Cooper Drive

Elkhart, Indiana

SITE DATA		STANDARD HISTORICAL SOURCES								
Date	Site Use	Aerial Photo	Fire Ins. Map	Property Tax Files	Land Title Records	USGS 7.5 Minute Topo Map	Local Street Directory	Building Dept. Records	Zoning Land Use Records	Other Historical Sources
1996	Improved	NR	NA	NA	X	NR	NA	NR	NR	X
1995	Improved	NR	NA	NA	X	NR	NA	NR	NR	X
1993	Improved	NR	NA	NA	X	NR	NA	NR	NR	X
1990	Improved	NR	NA	NA	X	NR	NA	NR	NR	X
1988	Improved	NR	NA	NA	X	NR	NA	NR	NR	X
1985	Improved	NR	NA	NA	X	NR	NA	NR	NR	X
1983	Improved	NR	NA	NA	X	NR	NA	NR	NR	X
1980	Vacant	NR	NA	NA	X	NR	NA	NR	NR	X
1977	Vacant	X	NA	NA	X	NR	NA	NR	NR	X
1975	Vacant	NR	NA	NA	X	NR	NA	NR	NR	X
1970	Vacant	NR	NA	NA	X	NR	NA	NR	NR	X
1968	Vacant	NR	NA	NA	X	NR	NA	NR	NR	X
1965	Vacant	NR	NA	NA	X	NR	NA	NR	NR	X
1961	Vacant	NR	NA	NA	X	X	NA	NR	NR	X
1960	Vacant	NR	NA	NA	X	NR	NA	NR	NR	X
1957	Vacant	NR	NA	NA	X	NR	NA	NR	NR	X
1955	Vacant	NR	NA	NA	X	NR	NA	NR	NR	X
1950	Vacant	NR	NA	NA	X	NR	NA	NR	NR	X
1946	Vacant	NR	NA	NA	X	NR	NA	NR	NR	X
1945	Vacant	NR	NA	NA	NR	NR	NA	NR	NR	X
1940	Vacant	NR	NA	NA	NR	NR	NA	NR	NR	X
1938	Vacant	NR	NA	NR	NR	NR	NA	NR	NR	X
1935	Vacant	NR	NA	NR	NR	NR	NA	NR	NR	X
1930	Vacant	NR	NA	NR	NR	NR	NA	NR	NR	X
1927	Vacant	NR	NA	NR	NR	NR	NA	NR	NR	X
1925	Vacant	NA	NA	NR	NR	NR	NA	NR	NR	X
1920	Vacant	NA	NA	NR	NR	NR	NA	NR	NR	X
1917	Vacant	NA	NA	NR	NR	NR	NA	NR	NR	X
1915	Vacant	NA	NA	NR	NR	NR	NA	NR	NR	X
1910	Vacant	NA	NA	NR	NR	NR	NA	NR	NR	X
1905	Vacant	NA	NA	NR	NR	NR	NA	NR	NR	X
1901	Vacant	NA	NA	NR	NR	NR	NA	NR	NR	X
1900	Vacant	NA	NA	NR	NR	NR	NA	NR	NR	X

### DEFINITIONS:

NR = Data Not Reviewable

NA = Data Not Available

X = Data Reviewed